



Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall
Alexandria, VA 22314

**Meeting Notes for
Monday, March 7, 2016
5:30 – 7:30 PM**

Group Members in Attendance:

John Bordner, Chair, Waterfront Commission
Katy Cannady, Old Town Civic Association
Bert Ely, Friends of the Alexandria Waterfront
Charlotte Hall, Chamber of Commerce
Nina Randolph, Founders Park
Barbara Saperstone, Waterford Place
Ken Wire, Citi Interests (RTN)

Staff Members in Attendance:

Pete Mensinger, Special Projects Manager, Code Administration
William King, Deputy Director, Code Administration
Emilio Pundavela, Civil Engineer, Infrastructure ROW, T&ES
Dirk Geratz, Principal Planner, Planning & Zoning
Jack Browand, Division Chief, Recreation, Parks and Cultural Activities
Lisa Jaatinen, Civil Engineer, Infrastructure ROW, T&ES

1. Acceptance of January and February Meeting Notes

- Mr. Bordner asked if there were any changes to the meeting notes. None were noted and the meeting notes were approved as submitted.

2. Take-a-Ways from January 11th Meeting

- **Sewer Outfall at Oronoco Bay** – Lisa Jaatinen provided an update noting that the location had been identified and confirmed that the storm sewer drains to the Potomac River. City Maintenance marked a rock indicating where the outfall is.
- Ms. Randolph had a follow up comment noting that she had recently smelled a heavy odor of creosote. She noted that she reported this to Bill Skrabak.

- **Haul Route Update** – This item was discussed later in the meeting.
- **Ad Hoc Group Accomplishments** – This issue was discussed later in the meeting.

3.

Construction Schedule Updates on Waterfront Projects

- Staff provided an update on various projects as follows:
 - **ODBC:** The fourth the final site plan has been received and is under review. Staff noted that a site plan must be approved before release of any building permits. The Ad Hoc members stated their desire to have a representative from the Boat Club attend the next meeting for an update. Mr. Ely expressed concerns about vibrations stemming from this project.
 - **Robinson Terminal South:** It was reported that there has been no activity in the last month. Staff noted that the property has not conveyed to EYA. Mr. Ely noted that several lawsuits against the developer are in the pipeline.
 - **Robinson Terminal North:**
Grading Permit: Ken Wire noted that his client is in receipt of City comments on their grading permit and are reviewing them. A resubmittal of the plan addressing City comments is pending.

Building Demolition: Mr. Wire also reported that demolition the east building is anticipated in May or June. The west building is not planned to be removed at this time.

Tank Removal: Ken Wire also reported that the tank removal permit is underway by the City. This permit would allow for the removal of three empty tanks at the northeast corner of the site. He noted the tanks are fiberglass and had already been pumped of any contents. The work to remove them is expected to take 3 – 5 days and will be under the supervision of the Virginia Department of Environmental Quality (DEQ). A contractor for the work has yet to be determined.

Final Site Plan: Mr. Wire noted that the final site plan is expected to be submitted to the City for its first review in the next week or so. A question was raised about when the motor coach parking would be removed from Union Street. Staff anticipates this parking to be removed by early July.

- **Windmill Hill Park Shoreline Rehabilitation:** Jack Browand reported that the tree removal work is expected to start tomorrow and will take a few days to complete. As stated previously, construction is expected to start in July of this year.
- **Indigo Hotel:** Pete Mensinger provided a brief update on the hotel construction. He noted that the tower crane has been installed and is

operational. Cap pile work is on-going and reinforcement steel is being installed for the slab to be poured for the parking garage level

- **211 The Strand:** Dirk Geratz reported that a concept plan has been submitted to the City for review for a residential / mixed use building with approximately 18 dwelling units. More information will be provided once it is available. Ken Wire noted that he will be the attorney representing the applicant and is working to reach out to the community and plan to bring the proposal to a future Waterfront Commission meeting.

4. **Living Waterfront Construction Schedule Update**

Pete Mensinger walked through the updated construction schedule for the various waterfront projects.

5. **Haul Route Criteria**

- Lisa Jaatinen provided a refresher of the haul criteria that had been shared previously with the Ad Hoc Group. Additionally, she provided four potential options for the haul route for the Robinson Terminal North project. These options were presented using graphics that clearly delineated the potential routes.
- **Public Comments**
Ad Hoc Group members commended the staff for sharing these options with the Group. Several comments were made about potential impacts on some of the options. Other comments were made expressing concern about which routes would create the least impact on adjacent properties with regard to hauling contaminated soils.
- Ken wire noted that Robinson Terminal North would comply with all City and State requirements regarding the movement of contaminated soils.
- The Ad Hoc Group agreed to study the alternative haul routes and provide feedback to the City at the April meeting. Bert Ely agreed to serve as the liaison from the Ad Hoc Members and the community and Emilio Pundavela would serve as the City contact for receiving the input from Mr. Ely.

6. **Ad Hoc Group Accomplishments**

John Bordner and Dirk Geratz provide summaries of the Group's accomplishments to date. These included, among others, the following:

- Improved methods of communication
- Use of standard haul route signs
- Haul route ordinance changes to address use of civil penalties
- New and amended standard construction management conditions
- Enhanced training for mosquito abatement
- Safety improvements at intersections near Windmill Hill Park

7. **Action Items**

1. Relook at the Oronoco Bay odor cause- (T&ES)
2. Invite Boat Club Rep to next meeting- Pete
3. Status of Boat Club Plan- Dirk/Emilio
4. Discussion of 211 Strand Development – Dirk
5. Input to Haul Routes- send comments to Emilio
6. Send Haul Route example options and WMATA ITB to John Bordner- Lisa
7. Invite Police to discuss construction site safety- Pete

8. **Next Meetings**

- **Ad Hoc Group Meeting:** April 4, 2016 5:30pm at Sister Cities Conference Room, City Hall

Meeting adjourned at 7:30pm.

Making Complaints

- Call the HELP line: **703.746.HELP** or use the City's ***call.click.connect*** link on the main City webpage.
- Contact: Emilio Pundavela P.E., **571.221.8309** or via email at:
Emilio.Pundavela@alexandriava.gov